155.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	644,100 / 644,100
					USE VALUE:	644,100 / 644,100
					ASSESSED:	644,100 / 644,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
285		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KASPARIAN KASPAR & LINDA H/TR
Owner 2:	THE KASPARIAN FAMILY REVOCABLE
Owner 3:	TRUST
Street 1:	285 RENFREW STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KASPARIAN KASPAR & LINDA H -
Owner 2:	-
Street 1:	285 RENFREW STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Clapboard Exterior and 1155 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	241,800	3,300	399,000	644,100
Total Card	0.138	241,800	3,300	399,000	644,100
Total Parcel	0.138	241,800	3,300	399,000	644,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 557.66 | /Parcel: 557.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 155.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	241,800	3300	6,000.	399,000	644,100	644,100	Year End Roll	12/18/2019
2019	101	FV	213,600	3300	6,000.	399,000	615,900	615,900	Year End Roll	1/3/2019
2018	101	FV	213,600	3300	6,000.	336,300	553,200	553,200	Year End Roll	12/20/2017
2017	101	FV	213,600	3300	6,000.	307,800	524,700	524,700	Year End Roll	1/3/2017
2016	101	FV	213,600	3300	6,000.	262,200	479,100	479,100	Year End	1/4/2016
2015	101	FV	200,800	3300	6,000.	228,000	432,100	432,100	Year End Roll	12/11/2014
2014	101	FV	200,800	3300	6,000.	210,900	415,000	415,000	Year End Roll	12/16/2013
2013	101	FV	200,800	3300	6,000.	200,600	404,700	404,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KASPARIAN KASPA	65341-391		5/8/2015	Convenience	1	No	No		
DAVIS ROBERT/ET	28481-463		4/23/1998		248,950	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/18/2006	597	Manual	14,000			G8	GR FY08	2nd story deck
5/28/2003	596	Renovate	63,500	C				fire rehab

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2018	Meas/Inspect	BS	Barbara S
10/16/2008	Meas/Inspect	345	PATRIOT
8/8/2005	Fieldrev-Chg	BR	B Rossignol
4/13/2000	Inspected	263	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	270	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	0.95	7			Topo	-5					399,000						399,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

User Acct

103060

GIS Ref

GIS Ref

Insp Date

05/24/18

!12147!

PRINT

Date	Time
12/11/20	02:15:29

LAST REV

Date	Time
06/18/18	12:06:28

mmcmakin

PAT ACCT. 12147

USER DEFINED

Prior Id # 1:	103060
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	14 - Asphalt Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99594003
Adj $ / SQ:	141.175
Other Features:	83750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	297005
Depreciation:	55243
Depreciated Total:	241762

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

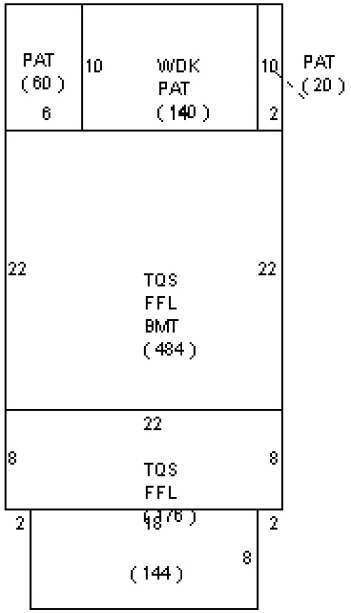
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	155.29
Special Features:	0	Val/Su Net:	120.96
Final Total:	241800	Val/Su SzAd	209.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	660	141.170	93,175
TQS	3/4 Story	495	141.170	69,881
BMT	Basement	484	42.350	20,499
PAT	Patio	220	3.940	866
WDK	Deck	140	13.090	1,833

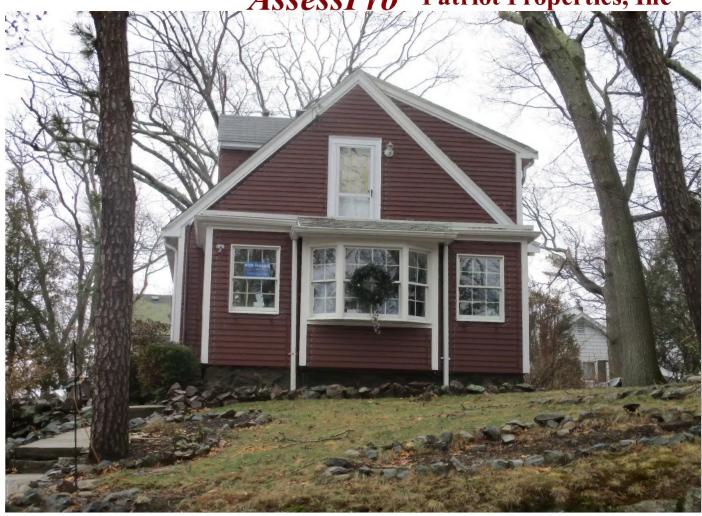
Net Sketched Area:	1,999			Total:	186,254
Size Ad	1155	Gross Are	2164	FinArea	1155

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 155.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10 X 20	A	AV	1938	27.50	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300